

**Sec. 18.1-804 Minimum yard requirements.**

- a. Within the district herein defined, the following minimum yard requirements shall apply:

	<b>Front Yard Setback</b>	<b><u>Side-Yard Setback</u></b>		<b>Rear Yd Setback</b>
		<b>Corner Lot</b>	<b>Other Lots</b>	
A-1 Agricultural	50'	15'	15'	25'
R-1 Limited Residential	60'	20'	15'	35'
R-2 General Residential	50'	15'	10'	35'
T-1 Transitional Use Zone	50'	(b)	(b)	35'
R-3 High Density Res.	30'	15'	15'	35'
R-4 Manufactured Home	30'	15'	15'	35'
B-1 Light Commercial	50'	(c)	(c)	(c)
CBD Central Business District	50'	(c)	(c)	(c)
B-2 General Commercial	50'	(c)	(c)	(c)
E-1 Business Park	50'	(c)	(c)	(c)
M-1 Industrial	50'	(c)	(c)	(c)

- b. The minimum side yard shall be 15' on corner lots and 10' on other lots, except that no building or structure shall be erected within twenty-five (25) feet of a residentially zoned lot or a lot on which a residence exists.
- c. No minimum requirement except that no building or structure shall be erected within twenty-five (25) feet of a residentially zoned lot or a lot on which a residence exists.
- d. The front yard setback requirement for any lot in the Agricultural District A-1, Limited Residential District R-1, General Residential District R-2, High Density Residential District R-3, or Manufactured Home District R-4 shall be reduced when 50 percent or more of the building lots on the same side of the street within the same block are improved with buildings, and no building on that same side of the street within the same block shall be required to have a front yard setback greater than the average front yard setback of the existing buildings on the same side of the street. However, when there are buildings on the lots on both sides of the lot, the required front yard setback for that lot shall not be greater than the average of the front yard setbacks of the buildings on such adjacent lots. The side line of a building on a corner lot shall not be a factor in these calculations. For the purposes of this section, a block shall be defined as the area between the next adjacent street intersection or 500' of the lot in question, whichever is less, on both sides of the lot in question. A property owner shall be responsible for providing the appropriate documentation to support the reduction in front yard setback requirement prior to issuance of a zoning certificate.

*(Amended September 12, 2007)(Note: Refer to 18.1-601.02 for language regarding setback requirements for destroyed buildings.)*

**Sec. 18.1-901            Accessory and temporary buildings.**

**Sec. 18.1-901.01            Intent.**

Special requirements are designed for accessory and temporary buildings to insure ample access for emergency vehicles, maintain the effectiveness of rear and side yard requirements and insure accessory structures remain secondary in function to the main building.

**Sec. 18.1-901.02            Accessory buildings.**

The location of accessory buildings and uses in residential districts must meet the following restrictions:

1. Where an accessory building is attached to the main building, a substantial part of one wall of the accessory building shall be an integral part of the main building or such accessory building shall be attached to the main building in a substantial manner by a roof, and therefore such attached accessory building shall comply in all respects with the requirements applicable to the main building.
2. A detached accessory building shall not be closer than fifteen (15) feet to the main building or rear lot line. Accessory building shall not be closer to a lot line than the setback line for side yards for the district in which the lot is located. Additionally, no building housing livestock shall be placed within two hundred (200) feet of a lot line located within or abutting any residential or business district.
3. A detached accessory building, not more than two (2) stories in height, may be constructed on not more than thirty (30) percent of the rear yard.
4. No detached accessory building may be located in the front yard of a lot.
5. Radio and television antennae, satellite dishes with a dish area larger than 4 square feet, solar panels, wind mills and similar accessory uses shall be permitted as accessory uses provided they conform to all appropriate yard and height requirements for the district in which the lot is located. The installation of a satellite dish antenna shall be permitted in accordance with the Virginia Uniform Statewide Building Code.

**Sec. 18.1-901.03            Temporary buildings.**

Temporary buildings may be permitted in any district when used in conjunction with the construction work only, but shall be removed immediately upon completion of construction.